



NOTICE OF APPLICATION & PUBLIC MEETING

Date: April 13, 2026

Time: 5:00 PM

Location: City of Sault Ste. Marie, Civic Centre (99 Foster Drive), Council Chambers

SUBJECT PROPERTY

Address: Area Wide

Application: A-3-26-OP (Urban Settlement Area Expansion – OPA 260)

Applicant: City of Sault Ste. Marie (c/o Planning Division)

PURPOSE

The purpose of Official Plan Amendment No. 260 is to revise the Urban Settlement Area boundary in eight locations to better reflect existing development patterns and to identify lands that may be appropriate for urban development over the long term.

In some cases, the proposed changes recognize lands that are already partially developed, serviced, or function as logical extensions of the existing urban area. In other cases, the changes are intended to ensure that the City has a modest supply of additional land available to accommodate future housing, employment, and other urban development needs in locations that can be efficiently integrated with the existing settlement area.

In total, the amendment would add approximately 279 hectares (691 acres) of land to the Urban Settlement Area.

PROPOSED CHANGE

The proposed amendment would revise Schedule C (Land Use) of the Official Plan by changing the Urban Settlement Area boundary in eight locations. These changes are proposed to recognize logical boundary adjustments, reflect existing development conditions, improve long-term land use continuity, and identify lands with potential for future urban development.

Inclusion within the Urban Settlement Area does not by itself approve development or extend municipal services, but it does identify the land as being within the area where urban uses may be considered through future planning and infrastructure processes.

Please see map schedules for the locations of boundary changes.

**AMENDMENT NO. 260
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

The purpose of this Official Plan Amendment is to revise the boundaries of the Urban Settlement Area in eight locations to reflect appropriate long-term growth potential, servicing considerations, land capability, and development patterns.

In total, this amendment adds approximately 279 hectares (691 acres) to the Urban Settlement Area.

LOCATION

This amendment applies to the areas identified on amended Land Use - Schedule C.

BASIS

This amendment is justified based on:

- The Provincial Planning Statement (PPS) direction to plan for efficient, contiguous, and serviceable development.
- The City's Land Needs Assessment, which identified a requirement for additional greenfield land in locations that can be efficiently serviced and integrated with existing urban fabric.
- Opportunities to incorporate lands that are already partially developed, serviced, or serve as logical extensions of existing neighbourhoods.
- The desire to improve land use continuity and reduce long-term municipal servicing inefficiencies.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

Land Use Schedule C of the Official Plan for the City of Sault Ste. Marie is hereby amended as follows:

The Urban Settlement Area boundary is modified in the eight locations described below and illustrated on amended Schedule C – Land Use:

USA Amendment 1: Fourth Line and Great Northern Road Area (Add 68 hectares)

The USA is expanded to include lands generally bounded by the Root River and Canadian National Railway tracks to the north, Great Northern Road to the East, and the powerline corridor to the west. Any future urban development will require connection to municipal services.

USA Amendment 2: Garson’s Farm / Rossmore Road (Add 51 ha)

The USA is expanded to include lands surrounded by urban development on three sides and adjacent to the Elliott Sports Complex and Peoples Road industrial area. While the land is currently used for small-scale agriculture, surrounding urban uses eliminate the potential for significant agricultural expansion. The anticipated long-term use is urban residential.

USA Amendment 3: Old Garden River Road Area (Add 16 ha)

The USA is expanded to include Rural-designated lands generally located east of Old Garden River Road and surrounded on three sides by the existing USA. These lands exhibit strong potential for future urban residential development due to proximity to major employment hubs including Sault Area Hospital and the Great Northern Road corridor. Minimum Distance Separation (MDS) analysis confirms no compatibility constraints.

USA Amendment 4: Third Line East of Great Northern Road (Add 34 ha)

The USA is expanded to include lands between Great Northern Road and the hydro corridor west of Birkshire Place. Existing Institutional zoning and a place of worship indicate urban transition already underway. The area offers opportunities for mixed-use development, including institutional, commercial, and residential uses complementary to the hospital district.

USA Amendment 5: Third Line East and Old Goulais Bay Road (Add 7 ha)

The USA boundary is expanded to continue towards the north lot line. The utility corridor towards the north and the ravine towards the east are logical boundaries.

USA Amendment 6: Peoples Road and Tallack Boulevard (Add 39 ha)

The USA is expanded to include the former Canadian Martyrs School property, the existing Green Acres Subdivision (already serviced), and 1281 Peoples Road.

The lands represent logical extensions of urban fabric. Future development must incorporate appropriate buffering from adjacent industrial uses.

USA Amendment 7: Second Line West and Bennett–West Davignon Channel (Add 6 ha)

The USA is expanded to include lands occupied by an existing contractor’s yard, correcting a mapping anomaly that split the site. The boundary is adjusted eastward to follow the

Bennett–West Davignon Flood Control Channel. Any future urban development will require connection to municipal services through adjacent neighbourhoods.

USA Amendment 8: Queen Street East and Fournier Road (Add 57 ha)

The eastern edge of the Urban Settlement Area has experienced ongoing urban development and development interest. It is proposed to extend the Urban Settlement Area boundary eastward toward Fournier Road in order to establish a logical long-term settlement boundary and identify additional lands that may be appropriate for future urban development.

The expansion area consists of larger parcels that are currently designated Rural Area and are located adjacent to existing urban development along the eastern edge of the city. Given their location and parcel fabric, these lands may be suitable over the long term for a range of urban uses, including employment-related uses in areas with exposure to Trunk Road and residential uses in areas more closely connected to Queen Street East. Inclusion within the Urban Settlement Area does not by itself approve development or extend municipal services, and any future development would remain subject to further planning review and approval.

INTERPRETATION

The boundaries shown on Schedule C shall be interpreted in accordance with the Official Plan.

SCHEDULES

The following schedules form part of this Amendment:

- Schedule C (Amended) Land Use

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, April 13, 2026 at 5:00 PM to consider a proposed Official Plan Amendment (under sections 17 and 22 of the Planning Act, R.S.O 1990, c. P13, as amended). This meeting will be broadcast by Rogers TV and may be viewed on Rogers TV Cable's Community Channel, Sootoday.com and on the City's YouTube Channel <https://www.youtube.com/saultstemarieca>

Any person wishing to present at the public meeting may do so electronically or in person. Electronic participants must contact the City Clerk at cityclerk@cityssm.on.ca or 705-759-5388 to register as a presenter. Registered presenters will be provided with instructions as to how to attend the meeting in advance. Any written submissions received in advance of the meeting will be included with Council's Agenda.

MORE INFORMATION

The application may be reviewed in the Planning Division, Level 5, Civic Centre, 99 Foster Drive. The Report of the Planning Division will be available as part of the Council Agenda on the City's website at 4:30 p.m. on Thursday, April 9, 2026 and in person on Friday, April 10, 2026, during regular office hours in the Planning Division. Digital and physical copies of the report are available upon request. Inquiries should be directed to Jonathan Kircal, Planning Division, at 705.759.6227 or j.kircal@cityssm.on.ca please refer to the application file number.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Jonathan Kircal, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to j.kircal@cityssm.on.ca with your name, address and application file number on or before **Monday, April 13, 2026**.

If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

As per the Planning Act, appeal rights are only provided to specified persons, public bodies, applicants, registered owners of any land to which the by-law and/or plan would apply to, the Minister, and the appropriate approval authority.

If a specific person, public body, registered owner of a subject property does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the specified person, public body or registered owner of a subject property may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.